EASTERN I	ATES DISTRICT COURT DISTRICT OF NEW YORK		
	OUNTAIN HOLDINGS (CA		·X
		Plaintiff	Case No.: 21-cv-00574
	-AGAINST-		
HARRY SI "JANE DO parties inter having or cl	NDA BUFEIS, LLC; MARIMON; HARRY SIMON; "JOE", the last two names being ded being tenants or occupation aiming an interest in, or lien scribed in the complaint,	OHN DOE" and fictitious, said nts, if any,	
AFFIDAV	IT IN SUPPORT OF PLA	INTIFF'S MOTIC	ON TO APPOINT RECIEVER
STATE OF FLORIDA)			
COUNTY O	F DADE)	SS.:	
I, Yo	nel Devico, being duly sworn	n deposes and swea	rs:
1.	I am a duly authorized representative and Vice President of the Plaintiff, Green		
Mountain Ho	oldings (Cayman) Ltd., (the "	'Plaintiff'' or "Gree	n Mountain").
2.	I make this Affidavit in s	upport of Plaintiff's	s Motion to Appoint Receiver in the
above-captio	ned matter.		
3.	In preparation of this Affi	davit, I reviewed b	usiness records related to the Subject

Property Address: 41-63 55th Street Woodside, New York 11377 (the "Property")

Loan identified as follows:

Borrower: La Hacienda Bufeis, LLC

- 4. I am a member of Green Mountain and have access to and regularly access Green Mountain's business records involving mortgage loans owned and/or serviced by it, including the Subject Loan.
- 5. In the regular performance of my job functions, am familiar with business records maintained by Green Mountain. These records (which include, but are not limited to, data compilations, electronically imaged documents, and others) are made at or near the time of events or activities reflected in such records by, or from information provided by, persons with knowledge of the activities and the transactions reflected in such records and are kept in the ordinary course of business activity conducted regularly by Green Mountain (the "Business Records"). I am also familiar with Green Mountain's office practices and procedures. It is the regular practice of Green Mountain's business to create and maintain these records.
- 6. Furthermore, it is in Green Mountain's ordinary course of business to communicate with its predecessors-in-interest to obtain information, data and records regarding the Subject Loan and to rely on that information, data and records and to incorporate those records into the Business Records for Green Mountain.
- 7. In connection with making this Affidavit, I personally examined Green Mountain's Business Records associated with the Subject Loan. As a result of this review, I know the facts set forth in this Affidavit based on my own personal knowledge and if called and sworn as a witness could competently testify thereto.
- 8. Green Mountain is the current owner and holder of the Mortgage and Note described in the Complaint. True and correct copies of the Note and Mortgage are annexed hereto respectively as **Exhibit A** and **Exhibit B**. The Note was physically transferred to Green Mountain prior to the commencement of this action.

- 9. This Subject Loan is due for the payment due on April 1, 2020, and no payment has been received to date despite demand. As of the date of this Affidavit, the unpaid principal balance of the Note and Mortgage is \$558,609.75. The default interest rate as set forth in the Note at inception was 24,00% per annum. A copy of the Payoff Statement is annexed hereto as Exhibit C.
- 10. The Property's average as-is value is \$1,180,000 according to a broker price report dated December 6, 2020. The average as-is value was obtained by adding the three estimated as-is value of the Property given by three different real estate agents and then dividing the sum by three. A copy of the broker price report is annex hereto as **Exhibit D**.

WHEREFORE, I respectfully request that the within motion be granted in all respects.

	CREEN MOUNTAIN AND DINCS (CAVMAN) LTD
	GREEN MOUNTAIN HOLDINGS (CAYMAN) LTD.,
	II A
and the first of the section	Yong Devico
	Vice President
STATE OF FLORIDA	
) SS. /
COUNTY OF DADE	

On Mecy , 2021, before me, Mort Loralck, a Notary Public in and for said County and State, personally appeared Your Devico, who is "CIRCLE ONE" personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

[NOTARY SEAL]

